

NATANSON BUYS THE SPRINGS BUILDING

Operator Acquires the 16 Story Structure at 29-33 West 38th Street.

IT RENTS FOR \$90,000

Shipping Board Buys Hamburg American Building From the Alien Property Custodian.

Byrne & Bowman and Tucker-Speyers & Co. sold for Eli B. Springs to Max N. Natanson the sixteen story Springs Building at 23-33 West Thirty-eighth street, with a rent roll of about \$30,000. Mr. Springs erected the present building, which is one of the best constructed buildings in the city. Mr. Natanson received about 28-41 West 38th street and street, a seventeen story loft, and 20 and Twenty-third street, a twelve story structure. Walter M. Wechsler and Alexander Natanson were the attorneys for the purchaser and Rueter Biecker Miller represented the seller.

SHIPPING BOARD BUYS HOME.

Sale of the old Hamburg-American Building at 41 to 45 Broadway, extending through to Trinity place, has been made by the Alien Property Custodian to the Shipping Board. This fourteen story structure covers a plot 50x155 and is assessed at \$120,000. It was taken over early in 1917 by the United States War Board. It will be used by the Shipping Board to house the New York staff of the division of operations, treasury, accounting and repairs.

JACOB'S BUYS THE LORINGTON.

Samuel K. Jacobs, president of the Silk Realty Company, purchased the Lorington, a twelve story apartment, 100x51½ ft., on the north corner of Central Park West and 78th street, for all cash over a first mortgage held by the Metropolitan Life Insurance Company. The Blessington Corporation, Jacob A. Zimmerman president, is the seller.

CATHEDRAL PARKWAY RESALE.

The Winter Realty Company, Benjamin Winter, president, bought from the Old Lyceum Building Company 112 and 113 Cathedral Parkway, a twelve story apartment house building arranged for four families to a floor and renting for \$60,000 a year. The buyers immediately resold the property to the Benzon-Roth Company, Benjamin Benzon, president, M. Cohn & Co. and Henry L. Cooper were the brokers in both transactions.

612-519 BROADWAY RESOLD.

Norman S. Hassenfeld and Elias A. Cohen resold 612 to 519 Broadway, running through to 84 to 94 Mercer street, consisting of three six story basement and sub-basement loft building, covering 24,000 square feet, to Mendel Presberger, who acquired the property as an investment. According to the sellers the sales after February 1, 1920, will be \$100,000 per month. It was reported that the buyer paid in the neighborhood of \$300,000. The brokers were S. J. Alpert and E. J. Thompson.

BUYERS FOR THE KINGSCOTE.

The Hargstrom-Callen Company leased the three story and basement building 35 West Sixtieth st. to Laura Bassi for three years.

William A. White & Sons have leased space in 56 and 58 Pine st. to John McTerney and Myron Murphy; in 25 and 29 East Twelfth st. to Frank Finkelstein; in 151 and 153 West 125th st. to the Mutual Life Insurance Company, and in 144 West 38th st. to Louis Cohen.

The Alexander Hamilton Institute leased for twenty years from the Clinton Hall Association the eight story Mercantile Library Building, 149.1x59x2.61x38.5, at 13 to 25 Astor place.

BROOKLYN TRANSACTIONS.

Brooklyn Realty Company, Inc., Joseph G. Haft, president, sold 916 to 929 Madison st. four four story apartment houses, each on plot 150x100.

Charles Partridge sold the store and residence property on the southwest corner of St. Marks and Bedford ave., for Annie Westcott.

Burke & Heron Company sold at 225 and 245 Flatbush ave. two four story eight family stone apartment buildings to Dora Paulson and Anna Bernstein.

F. C. Sauer sold the six stock story apartment house at No. 1149 33th st. for the Title Guarantee and Trust Co. to Yetta Black and Frank Paul.

PENN ZONE DEAL.

Charles Galwey bought from the New York Life Insurance and Trust Company, through William Cruckshank's Son's the eight story loft building at 15 to 19 West Fourth street, northwest corner of Mercer street, 71x56, renting for \$45,000.

WEST 4TH STREET LOFT SOLD.

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TO REMODEL SCHUYLER HOTEL.

George T. Stockham, lessee of the Holland House, which is shortly to be converted into a business building, has leased from the United States Trust Company, as trustee, the ten story Schuyler Hotel, 75x100, at 57 to 65 West Forty-fifth street, at a rental aggregating \$150,000. N. A. Werber & Co. were the brokers. Mr. Stockham will retain possession next March and plans to remodel the Schuyler into an apartment hotel. George Whitemeyer represented the lessee.

RESELLS STOKES RESIDENCE.

Elias M. O'Kane, represented by Auguste P. Barranco, attorney, purchased from Frederick Brown 230 Madison avenue, southwest corner of Thirty-seventh street, a four story house, on plot 150x100, opposite the home of J. P. Morgan. The Charles F. Trowbridge Company negotiated the recent sale of the property for Mrs. Helen L. Phelps Stokes to Mr. Brown, and also made the lease.

LEASE 204 5TH AVENUE.

Rowntree-Schley Company and Horace S. Ely & Co. have leased for the New York Life Insurance and Trust Company as executor of the Scheitlen estate the entire five story and basement building at 204 Fifth avenue to the Leigh Smith.

Edward J. Hogan sold for the estate of F. W. Woolworth the four story store and business building at 1020 to 1026 Market street, Philadelphia. The property is in the heart of the shopping district and is leased to the F. W. Woolworth Company for \$45,000 per annum till 1935. The purchasers are a syndicate of well known business men and were represented by Martin M. Greenhouse of Philadelphia.

RYAN LEASES GARVAN FLAT.

Doyle L. Elliman & Co., Inc., sold Douglas L. Elliman & Co., Inc., sold for Bryon W. Tuttle! a short front consisting of four and a half acres at Remsenburg to W. B. Codding.

Frank & Marvin sold the property of Beatrice R. Simons at Great Neck to a client, who will remodel and occupy the premises.

REAL ESTATE JOTTINGS.

Ideas Mishkind and associates sold their interest in the Penney Building, a sixteen story loft and office building at 5 and West 32d st., renting for over \$50,000.

Speakers at the mass meeting to be held today at 14 Vesey st., under the auspices of the Real Estate Auctioners Association, to protest against the unsound transit conditions, will include Job E. Hedges, Lewis Nixon, Moran J. O'Brien, Alfred E. Marling, Stewart Browne, Oscar S. Strauss, Felowes Morgan and Lindley M. Garrison.

OTHER SALES IN MANHATTAN.

WEST 61ST ST.—Worthington Whitehouse, Inc., resold No. 154, a four story and basement dwelling, 12x105.5, for A. D. Russell, Jr., to a client of Brown-Wheeler Company, Inc.

WEST 178TH ST.—The Nehring Com-

pany, Jules Nehring, president, sold for Mrs. A. Cook to a client at No. 655, a private residence, 12x100.

WEST 56TH ST.—Ennis & Simon resold to Dr. Daniel Dougherty No. 111, four story and basement dwelling, 18x100.

WEST 16TH ST.—The John P. Peel Company sold for Kate B. Bellont, rep-

resented by George L. Peeler, Inc.

four story and basement building at No. 24.

WEST 123D ST.—Goodwin & Goodwin sold for J. Curry Watson to Peter Berthon the three story and basement dwelling at No. 183, 18x100.1.

WEST 75D ST.—Slawson & Hobbs sold for the estate of Mark H. Frank at No. 188, a four story dwelling, 18.7x4.5 ft., to a client of H. Freedman.

CANAL ST.—Eliot, Stern & Strader, treasurer of Harcourt Construction Company, sold to the Specialty Clothing Company the six story loft building at Nos. 198 and 200.

BROADHURST AVE.—Ennis & Simon purchased through L. J. Phillips & Co. from Frank W. Blauvelt at No. 4, a five story apartment, 27x101, and No. 5, a five story flat, 25x75.

FAIRFIELD AVE.—David Lion resold the five story flat, 25x100, at 30, to Marion Goodman through Kramer & Weil.

EAST 121ST ST.—The New York Life Insurance and Trust Company sold the Wellington, No. 16, 18x100.

SEVENTH AVE.—The Central Union Company sold the five story building at 21-23 West 38th street, corner of Seventh avenue and 127th street.

EAST 115TH ST.—Michi Noles sold to a Mr. Pasella the dwelling, No. 467, 16x100.

EAST 78D ST.—Adelaide Baylin sold No. 163, a three story stable, 25x102.

EAST 108TH ST.—Leon S. Altmyer sold for Dr. Steffens the four story town house at No. 115, 26x102.

FULMER AVE.—Morris Saks has sold for Dr. Werner at 1221 a five story flat, 3x100.

MADISON AVE.—William A. White & Sons sold for Henry R. Taylor No. 173, a five story store and apartment building, 25x100, to a client of Harry Shapiro, who will alter for business purposes.

WEST 25TH ST.—E. Sharum bought from Sonn Bros. at Nos. 119 to 125, an eleven story loft, 100x88.9, through S. Markowitz.

PORT AVE.—David Chenken sold for the Manport Realty Corporation the three five story apartment houses at Nos. 71, 75 and 78, 12x105.

LINCOLN AVE.—Albert Levy and David L. Rosenbaum bought from the Corn Exchange Bank the three story dwelling, 14x20, at No. 201.

MADISON AVE.—Dr. Walter J. Carr sold the seven story apartment house at the northeast corner of Madison avenue and 124th street, 49x55.

EAST 121ST ST.—Broadway Home-Com- pany, the four story brownstone dwelling at No. 156, 19x106.4.

WHITE ST.—A. W. and S. Markowitz.

CRESTON AV.—Hadden Smith sold to Thomas J. Waters Company the south-east corner of Creston av. and Fordham rd. a plot 50x75 irregular.

MARION AV.—Schwab & Co. sold for a client to A. Wendorf the five story new law building northeast corner of Honeywell av. and 175th st., 62.8x100.

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